

Approximate Gross Internal Area = 35.8 sq m / 385 sq ft  
 Courtyard = 15.2 sq m / 163 sq ft  
 Total = 51 sq m / 548 sq ft



- Key
- Kitchen
  - Living Area
  - Bedroom
  - Bathroom
  - Storage

Garden Level

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2024

**VIEWING AND OFFER PROCEDURE:** If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

**MONEY LAUNDERING REGULATIONS -** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

**DISCLAIMER:** All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

**ZEST ESTATE AGENTS**

1A MILE END  
 LONDON ROAD  
 BATH  
 BA1 6PT

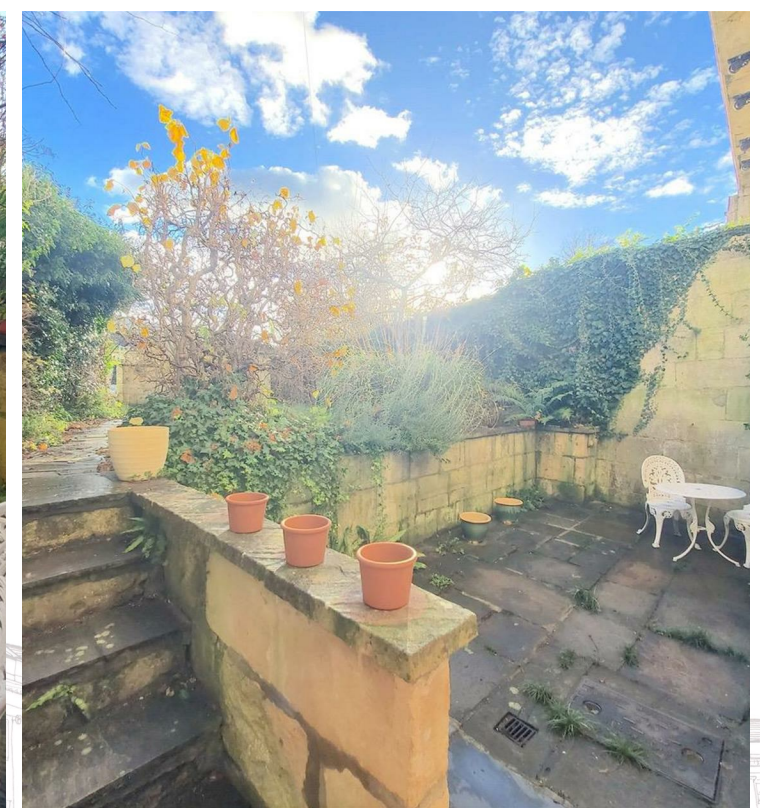
T: 01225 48 10 10  
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**GROSVENOR PLACE, BATH**  
**BA1 6AX**  
 1 BEDROOM STUDIO

**GUIDE PRICE**  
**£200,000**

- A spacious courtyard studio, nestled within the handsome Grosvenor Place, forming part of a Grade I Listed property
- Spacious separate kitchen with breakfast bar. Separate bathroom with shower over bath
- Leasehold. EPC exempt as listed. Council tax band B
- Light and airy south facing living/bedroom with ample storage, overlooking the private courtyard
- Close to the popular area of Larkhall and within walking distance to the city centre and canal
- Free on street parking, no onward chain



**DESCRIPTION**  
 A rarely found studio apartment looking onto its own private south-facing courtyard nestled in a quiet position to the rear of the property. Part of a Grade I listed building, it offers a spacious living room-bedroom with two sash windows over-looking the garden and ample built-in wardrobes and storage cupboards. A good-sized, bright and airy separate kitchen with breakfast bar, perfect for dining or home working. Separate bathroom with shower over bath. The studio enjoys access from the front communal entrance hall or through the rear garden courtyard. Communal cellar. Free on-street parking to the front and rear. No onward chain.

**LOCATON**  
 Grosvenor Place is on the eastern outskirts of Bath, perfectly placed for easy access to the M4 and open countryside. Larkhall also offers frequent bus services into the City centre which is an approximate 20 minutes level walk. Some of the amenities within Larkhall include a, deli, Co-op, two public houses, coffee shop, greengrocer, Post Office, hairdresser, and the very handsome St Saviours Church and charming Rondo Theatre. There is also the wonderful Alice Park, complete with coffee shop area just a 5 minute walk away. Kensington Meadows, beautiful walks and cycle routes along Kennet & Avon Canal and National Trust river walk.

**TENURE**  
 999 year lease, commenced 1981  
 Share of Freehold  
 Management company - HML Ltd  
 Management charge - £100  
 Subject to change

